

EXHIBIT C
Tax Assessor Records

865 CHARLESTOWN BEACH ROAD

Location 865 CHARLESTOWN BEACH ROAD

Map and Lot 95-4/ 10/ //

Acct# [REDACTED]

Owner STILTS LLC

Assessment \$1,005,700

PID 12692

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$113,700	\$892,000	\$1,005,700

Owner of Record

Owner STILTS LLC
Co-Owner
Address 386 MARION AVE
PLANTSVILLE, CT 06479

Sale Price \$0
Certificate
Book & Page 1641/0348
Sale Date 05/11/2017
Instrument

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WELCH DAVID	\$628,000		1641/0333	1L	05/11/2017
BANK OF NEW YORK	\$2,000		1639/0292	1G	04/19/2017
BANK OF NEW YORK MELTON	\$778,000		1634/0314	1L	02/15/2017
GREENE, JOYCE E	\$0	1	0768/0164		05/17/1999

Building Information

Building 1 : Section 1

Year Built: 1965
Living Area: 768
Replacement Cost: \$222,990
Building Percent Good: 51
Replacement Cost
Less Depreciation: \$113,700

Building Attributes

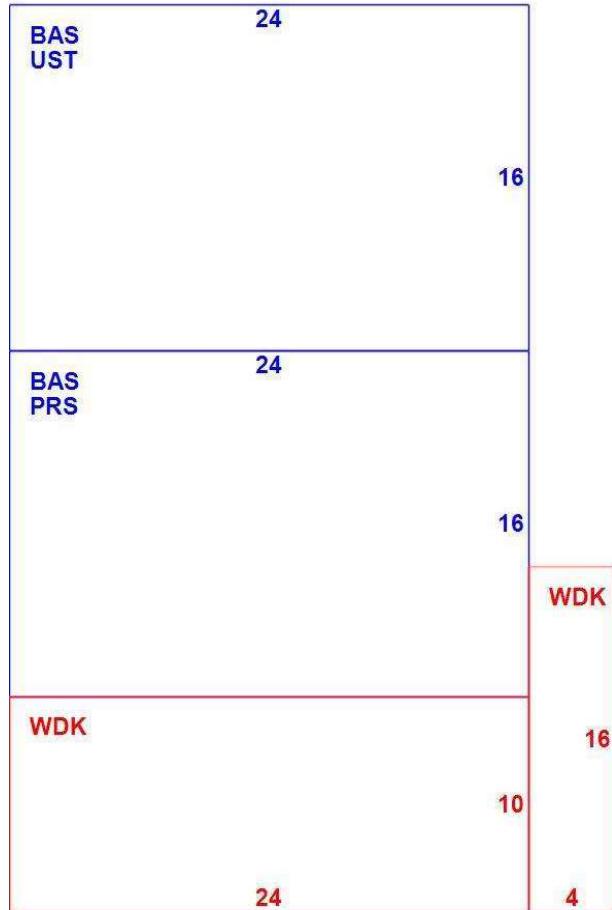
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Cust Wd Panel
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Mason. FRPL	
Openings	
Gas FRPL	
Fndtn Cndtn	
Basement	



(https://images.vgsi.com/photos/SouthkingstownRIPhotos/0000002133.jpg)

Building Layout

STREET



(ParcelSketch.ashx?pid=12692&bid=12692)

Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	768	768
PRS	Piers	384	0

UST	Utility, Storage, Unfinished	384	0
WDK	Deck, Wood	304	0
		1,840	768

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 1013
Description WATERFRONT M-01
Zone R80
Neighborhood 0700
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.97
Frontage
Depth
Assessed Value \$892,000

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$113,700	\$892,000	\$1,005,700
2022	\$113,700	\$892,000	\$1,005,700
2021	\$99,000	\$549,700	\$648,700
2020	\$99,000	\$549,700	\$648,700